

City of Pinole – General Plan Update

GENERAL PLAN PUBLIC WORKSHOP – SEPTEMBER 27, 2007

PARTICIPANT RESPONSES

A. RESPONSES TO INCREASING DENSITY

- Residential Land Use in Pinole is predominately R1 – Single Family Residential with lot sizes between 5,000 to 8,000 sq.ft.
- Infill opportunities in Pinole
- Should Pinole annex??
- What do the residents of Pinole want to do?
- Factors affecting density like parking, access to public transit, City standards, regulations should determine if City is going to build up.
- Are Mountain View Apartments too dense for Pinole?
- Would we need different fire resources?

B. SAN PABLO AVENUE

- Concentrate efforts on SPA
 - Develop mixed use and medium density
 - Character of Sycamore homes on Hercules
 - Keep height at practical limits
 - 3-4 stories and increase fire department
 - One of the ugliest things is the empty lot, develop there
 - Like redevelopment in San Pablo Ave esp. near public transportation
 - Want only 3 stories
- Focus on
 - Land Uses
 - Mix of uses
 - Street widths
- Increase housing
- San Pablo Ave (and the whole corridor) is an ideal spot for mixed-use housing
- Increase density along SPA
- Concentrate on vacant lots and lots with rundown buildings
- Encourage mixed-use along SPA, away from historical area of Old Town Pinole
- Prime space for small local businesses – that do not require a lot of service (loading/unloading etc)
- State of the art facilities for business development in SPA
- Underground utilities
- Increase density along San Pablo Ave, mixed use, build UP
- Townhouses
- Put trailers on San Pablo Ave
- Old Town Pinole – Don't tear down history

C. APPIAN WAY

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- Doctor's Medical building – Destination point for medical facilities – Prime space for redevelopment – REINVENT
- Doctor's hospital – Hub of medical services
- Encourage mixed use commercial along Appian Way corridor
- Encourage mixed use residential
- Canyon drive building is ugly
- Redevelop – commercial on bottom and residential on top
- Appian beyond Fitzgerald – there are no sidewalks South of 80

D. PINOLE VALLEY ROAD

- Area along Pinole Valley Road should be zoned commercial (Pinole Valley Shopping Center)
- Leave Pinole Valley alone

E. OTHER

- RV parking lot on Tennent Ave – is an eyesore
- Make trailer storage area as conservation area
- Keep creek running through trailer storage area
- Mixed feelings on area along Tennent Ave
 - Build UP
 - Preserve
- Preserve green space
- A low projected increase in population will influence ABAG's housing numbers
- Do not tear down history
- Downzone area around Gallbereth
- Annex area around El Sobrante – make it wildlife corridor
- Bowling Alley – Change zoning to allow a three-story building.
- Encourage infill
- Underground utilities
- Build UP but don't lose character
- Focus on development bringing un revenues and taxes
- EBMUD Owned OS Area – No guarantee that it will be preserved. Encourage to preserve it as OS
- Need a golf course
- Ranch houses are OK (1-2 acre)
- Get rid of Gables motel
- Keep as much green as we can.
- Annexation of any populated area is not economically feasible
- Annex land SW of Pinole and zone as open space